

Development Types for Land Use Scenarios

Which development types should we use for the 2012 RTP/SCS?

- Previous development types
 - Used for 2008 RTP scenario building
- Current development types
 - Used in the Local Sustainability Planning Model
- Potential new development types
 - To address comments received on utility of previous and current development types



Why do we use development types?

- Specific enough to capture land use characteristics in the 5.5 acre grid cell
- General enough to be applied to the whole region
- Flexible enough to be refined by local jurisdictions



www.compassblueprint.org



Previous Development Types

- 30 building types representing the range of structural buildings found in the region
- 19 development types, consisting of one or more building types, representing the range of land uses applicable to the region



www.compassblueprint.org

Potential Issues

- Not easy to interpret in terms of land use and density

Downtown Center	Large Lot
Downtown Residential	Rural Cluster
City Center	Activity Center
City Residential	Transit Station
City Office	Transit Corridor
Town Center	Main Street
Town Res	Office Park
Town Office	Industrial
City Neighborhood	Highway Commercial
Residential Sub	

Current Development Types

- Used in the recently completed Local Sustainability Planning Model
- 24 development types, classified by land use mix and density.



www.compassblueprint.org

















- www.compassblueprint.org

Potential New Development Types

- 14 development types
- Present both land use categories and intensity of use
- Linked to SCAG land use categories
- Easy to interpret?

Potential New Development Types

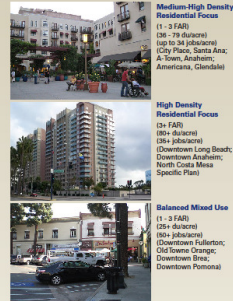
LU Density	Residential	Mixed Transit Priority Area	Employment
High		 High Res  Med-High Res	 High Emp  Med-High Emp
Med	 Med Den	 Balanced  Commercial	 Med Den Office  Low Density Office  Industrial  Commercial  Institution
Low	 Low Den  Very Low Den		

Potential New Development Types

- 14 development types
 - 6 Mixed Use Development Types
 - 5 Employment Development Types (Single Use)
 - 3 Residential Development Types (Single Use)

SCAG DEVELOPMENT TYPES

MIXED USE DEVELOPMENT TYPES



TRANSIT PRIORITY AREA

SB 375 promotes mixed use development types in transit priority areas to encourage pedestrian-friendly, transit-accessible communities.



EMPLOYMENT DEVELOPMENT TYPES (Single Use)



RESIDENTIAL DEVELOPMENT TYPES (Single Use)



Potential New Development Types

LU Density	Residential	Mixed Transit Priority Area	Employment
High ↑			
Med ↑	● Med Den		
Low	● Low Den ● Very Low Den		

Residential Development Types (Single Use)

- **Very Low Density**
 - (0 - 7 du/acre)
- **Low Density**
 - (8 - 16 du/acre)
- **Medium Density**
 - (17 - 35 du/acre)



Potential New Development Types

LU Density	Residential	Mixed Transit Priority Area	Employment
High ↑ Med ↑ Low			<ul style="list-style-type: none"> ● Med Den Office ● Low Density Office ● Industrial ● Commercial ● Institution



Employment Development Types (Single Use)

Low Density Office

- (.26 - 5 FAR) (up to 50 jobs/acre)



Med Density Office

- (.5 - 1 FAR) (51+ jobs/acre)



Industrial

- (.5 FAR) (20 jobs/acre)



www.compassblueprint.org



Employment Development Types (Single Use)

Commercial

- (.3 - .5 FAR) (20 - 50 jobs/acre)



Institutions

- (20 jobs/acre)



www.compassblueprint.org

Potential New Development Types

LU Density	Residential	Mixed Transit Priority Area	Employment
High ↑ Med ↑ Low		<p>● High Res ● High Emp</p> <p>● Med-High Res ● Med-High Emp</p> <p>● Balanced</p> <p>● Commercial</p>	

Mixed-Use Development Types

High Density Residential Focus

- (3+ FAR) (80+ du/acre) (35+ jobs/acre)
- Downtown Long Beach; Downtown Anaheim; North Costa Mesa Specific Plan

Medium-High Density Residential Focus

- (1 - 3 FAR) (36 - 79 du/acre) (up to 34 jobs/acre)
- City Place, Santa Ana; A-Town, Anaheim; Americana, Glendale





Mixed-Use Development Types

High Density Employment Focus

- (3+ FAR) (40+ du/acre) (300+ jobs/acre)
- Wilshire Corridor, LA; Irvine Business Complex; Finance District, LA



Med-High Density Employment Focus

- (1 - 3 FAR) (15 - 65 du/acre) (up to 300 jobs/acre)
- Downtown Riverside



www.compassblueprint.org



Mixed-Use Development Types

Commercial Focus Mixed Use

- (0.75 - 2 FAR) (0 - 10 du/acre) (26+ jobs/acre)
- Grove LA; Victoria Gardens, Rancho Cucamonga; Irvine Spectrum, Irvine; LA Live; Hollywood & Highland, LA



Balanced Mixed Use

- (1 - 3 FAR) (25+ du/acre) (50+ jobs/acre)
- Downtown Fullerton; Old Towne Orange; Downtown Brea; Downtown Pomona



www.compassblueprint.org



Linkage Between Potential New Dev Types & Land Use Categories

Land Use Categories	Revised Development Types
1100 Residential 1110 Single Family Residential 1120 Multi-Family Residential 1130 Mobile Homes and Trailer Parks 1140 Mixed Residential 1150 Rural Residential	Very Low Density Residential Low Density Residential Medium Density Residential
1200 Commercial and Services 1210 General Office Use 1220 Retail Stores and Commercial Services 1230 Other Commercial 1240 Public Facilities 1250 Special Use Facilities 1260 Educational Institutions 1270 Military Installations	Low Density Office Med Density Office Commercial Institutions



Linkage Between Potential New Dev Types & Land Use Categories

Land Use Categories	Revised Development Types
1300 Industrial 1310 Light Industrial 1320 Heavy Industrial 1340 Wholesaling and Warehousing	Industrial
1500 Mixed Commercial and Industrial	Commercial Focus Mixed Use Balanced Mixed Use
1600 Mixed Urban	High Density Residential Focus Mixed Use Medium-High Density Residential Focus Mixed Use High Density Employment Focus Mixed Use Med-High Density Employment Focus Mixed Use